



**CITY PLANNING COMMISSION  
DRAFT MINUTES**

THURSDAY, MARCH 5 2020, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

	WARDS	KIRBY	ROBERTS	RUBIO	PARKER	MILL	ALLEN	vacant	TEUNISSEN	vacant
		1	2	3	4	5	6	7	CW3	CW3
Roll Call:	Present	X	X	X	X	X	X		X	
Vice-Chair Mill called the meeting to order at 9:00 a.m. with all members.										
Staff Present: M. Kopaskie-Brown, D. Murray, K. Smith, C. Scully, M. Taylor, F. Andrade										
The Pledge of Allegiance was given to the flag.										
ELECTION OF OFFICERS: Vice-Chair Mill nominated Richard Kirby for Chair.	Motion Second All Ayes					X	X			
Commissioner Rubio nominated Kerry Parker for Vice-Chair, Judy Teunissen for Secretary and Larry Allen for Sergeant-at-Arms	Motion Second Ayes Noes	X	X	X	X	X	X		X	
Motions Carried. 3 Minute recess to adjust seating assignments.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
AN INFORMATIONAL PRESENTATION TO THE PLANNING COMMISSION TO PROVIDE AN OVERVIEW OF THE UPCOMING CENSUS Jay Eastman, Principal Planner, presented an overview of the upcoming census.										
No formal action was taken by the Commission.										
INVEST HEALTH – STRATEGIES FOR HEALTHIER CITIES Christine Saunders, Sagecrest, presented the Riverside Invest Health 2.0 as it relates to improving public health outcomes with affordable housing options.										
The Planning Commission thanked Ms. Saunders, no formal action was taken.										



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	WARD	K I R B Y	R O B E R T S	R U B I O	P A R K E R	M I L L	A L L E N	v a c a n t	T E U N I S S E N	v a c a n t
		1	2	3	4	5	6	7	C W 3	C W 3
<b><u>PUBLIC HEARINGS</u></b>										
<p><b><u>PLANNING CASE P20-0068 – ZONING CODE AMENDMENT – PART A - ACCESORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS; PART B – FAMILY DAY CARE HOMES; PART C – TINY HOMES AND TINY HOME COMMUNITIES – ALL WARDS</u></b></p> <p>Proposal by THE City of Riverside to consider amend Title 19 (Zoning) of the Riverside Municipal Code, including, but not limited to, Articles V (Base Zones and Related Use and Development Provisions), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development Permit Requirements/Procedures) and X (Definitions). The proposed amendments are intended to ensure consistency with recently adopted State legislation related to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs); recently adopted State legislation related to family day care homes; and to facilitate the development of tiny homes and tiny home communities consistent with State policy directives to increase options for affordable housing. Proposed amendments include, but are not limited to: 1) revisions to Chapter 19.100 (Residential Zones) related to ADUs, JADUs and family day care homes; 2) revisions to the Base Zones Permitted Land Uses Permitted Use, Incidental Use and Temporary Uses Tables related to ADUs, JADUs, family day care homes, tiny home communities and manufactured dwellings; 3) revisions to the Mobile Home Park Overlay Zone related to tiny home communities; 4) revisions to Manufactured Dwellings related to tiny homes, tiny home communities and approving authority for manufactured dwellings; 5) revisions to Accessory Dwelling Units development standards, requirements and permit procedures consistent with State law; 6) deletion of Day Care Homes – Family regulations; 7) revisions to Parking and Loading related to ADUs, JADUs and family day care homes and to establish a parking requirement for tiny home communities; 6) revisions to General Permit Provisions and Approving and Appeal Authority related to family day care homes; 8) revisions to Design Review to remove the Design Review requirement for manufactured dwellings; 9) deletion of Day Care Permit – Large Family regulations; 10) revisions to Definitions to refine definitions for ADUs, JADUs, family day care homes, manufactured dwellings and tiny home communities; and 11) other minor, non-substantive changes and technical corrections required to provide clarity or remove redundancies, as needed.. Matthew Taylor, Associate Planner, presented the staff report. Comments from the audience: Tony Mize, Clemente Mojica and Rose Mayes spoke in support of the proposed amendment. The public hearing was closed. The Commission expressed</p>										

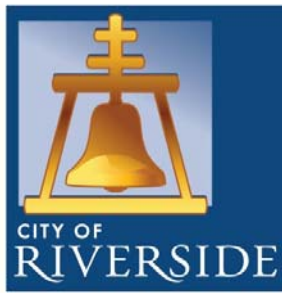


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		1	2	3	4	5	6	7	C W 3	C W 3
their concerns regarding the stress to city services and city infrastructure the ADUs would pose in established neighborhoods. Following discussion the Planning Commission recommended that the City Council: 1) Determine that Planning Case P20-0068 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration; 2) Approve Planning Case P20-0068 in part: Approve Part C – Tiny Homes and Tiny Home Communities. Not recommended for approval were Part A – Accessory Dwelling Units and Junior Accessory Dwelling Units; Part B – Family Day Care Homes based on the findings in the staff report and subject to the recommended text changes.	Motion Second				X				X	
Commissioner Parker withdrew his motion.										
MOTION that the City Council: 1) Determine that Planning Case P20-0068 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration; 2) Approve Planning Case P20-0068 in part: Approve Part A – Accessory Dwelling Units and Junior Accessory Dwelling Units, based on the findings in the staff report and subject to the recommended text changes.	Motion Second Ayes Noes	X	X	X	X	X	X		X	
Motion Failed to pass: 2 ayes, 5 noes.										
MOTION that the City Council: 1) Determine that Planning Case P20-0068 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration; 2) Approve Planning Case P20-0068 in part: Approve Part B – Family Day Care Homes, based on the findings in the staff report and subject to the recommended text changes.	Motion Second Noes	X	X	X	X	X	X		X	
Motion Failed to pass: 0 ayes, 7 noes.										
MOTION that the City Council: 1) Determine that Planning Case P20-0068 will not have a significant effect on the environment based on the findings set forth in the case record and recommend adoption of a Mitigated Negative Declaration; 2) Approve Planning Case P20-0068 in part: Approve Part C – Tiny Homes and Tiny Home Communities, based on the findings in the staff report and subject to the recommended text changes.	Motion Second Ayes	X	X	X	X	X	X		X	
Motion Carried: 7 ayes.										

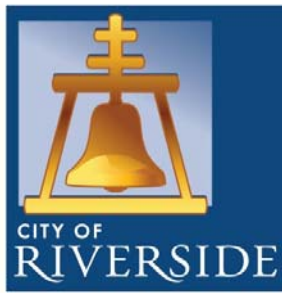


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<p><b>RECESS</b> The Planning Commission took a short recess and reconvened with all members present.</p> <p><b>PLANNING CASES P18-0189, P18-0190 and P18-0191 – CONDITIONAL USE PERMITS AND DESIGN REVIEW TO DEVELOP A MULTI-TENANT COMMERCIAL CENTER – 10434 ARLINGTON, WARD 7</b> Proposal by Shiv Talwar of Design Concepts to consider a the following entitlements for a multi-tenant commercial center: 1) a Conditional Use Permit for a 3,000-square-foot drive-thru restaurant; 2) a Conditional Use Permit for a 3,000-square-foot automated vehicle wash facility; and 3) Design Review of the plot plan and building elevations for the drive-thru restaurant, vehicle wash facility and a 14,371-square-foot, two-story multi-tenant retail and office building. Matthew Taylor, Associate Planner, presented the staff report. Shiv Talwar, architect, requested that condition 31 be modified so that the vehicle wash and retail hours of operation was 8:00 am to 9:00 pm instead of 6:00 pm. Mr. Taylor stated that staff could support the change in hours for the retail portion of the project as these are not subject to the Conditional Use Permit. The car wash hours are specifically limited by a mitigation measure recommended by the noise study prepared for the project. The noise study made the assumption that the car wash hours were 8 – 6 only and extending those hours may invalidate the Noise Study prepared for the project. For this reason, staff would not support modification to the car wash facility hours. He also added that modification to the hours of operation would require continuation of this item to allow for changes to the noise study. Mr. Talwar stated they would abide by the conditions as stated and proceed to seek approval of the project today. Commissioner Teunissen wanted to ensure that the applicant understood the hours of operation will be until 6:00 pm unless the applicant requests a continuance. Mr. Sanjeev Kumar, owner, agreed with the hours of operation until 6:00 pm. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and 2) Approve Planning Case P18-0189 (Conditional Use Permit – Drive Thru Restaurant), P18-0190 (Conditional Use Permit - Automated Vehicle Wash Facility), and P18-0191 (Design</p>										
Motion						X				
Second										
Ayes		X		X	X				X	
Noes							X			
Abstain			X							

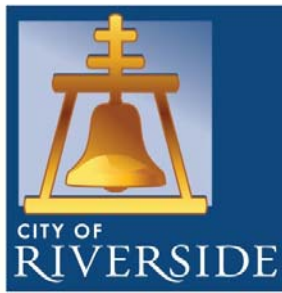


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Review) based on the findings outlined in the staff report subject to the recommended conditions.										
Commissioner Allen asked if the maker of the motion would consider adding that the color scheme return for further design review.										
Commissioner Mill stated he did not agree regulating the colors.										
Motion Carried by a vote of 5 Ayes, 1 Noe, and 1 Abstention										
<b><u>CONSENT CALENDAR</u></b>										
The following items were approved by one motion affirming the actions appropriate to each item.	All Ayes	X	X	X	X	X	X		X	
The Minutes of the Planning Commission Meeting of January 23, 2020 and February 6, 2020 were approved as presented.										
<b><u>COMMUNICATIONS</u></b>										
Items for Future Agendas and Update from City Planner: Mary Kopaskie-Brown, City Planner, announced that the Good Neighbor Policy will be reviewed by Land Use Committee on March 9th at 1:00 pm. City Council will be hearing the appeal of the St. Michael's project on March 17th in the evening. There is only one CUP for the next Planning Commission meeting on March 19th.										
Kristi Smith, Chief Assistant City Attorney, asked if the Commission would prefer to attend the Brown Act Training on March 31 <sup>st</sup> for all boards and commissions or she can do the training for the Commission at the next meeting. It was the consensus of the Commission that the Brown Act training be agendized for the next Planning Commission.										
Ms. Smith also asked that the review of the Planning Commission rules be agendized for the next meeting. She asked everyone to review these and if they have any changes to bring them up at the meeting.										
Ms. Kopaskie-Brown reminded everyone of the Board and Commission reception on March 11.										
Commissioner Teunissen asked Public Works staff regarding the status of the car wash on Madison Street by the Home Depot. They were supposed to install a no left turn sign and it has not be done.										



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WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Chris Scully, Public Works, stated he would consult with the City Traffic Engineer and provide a response.									
Commissioner Mill asked what the outcome of the Diana St. vacation was. Ms. Kopaskie-Brown stated that this was postponed for 60 days. During this time there will be outreach to the constituents done and the matter will be heard again on May 5 <sup>th</sup> .									
Ms. Kopaskie-Brown stated that the Northside Specific Plan will be coming before the Commission in the near future. She asked how many Commissioners would like a hard copy of the Environmental Impact Report. Commissioners Allen, Teunissen, Roberts and Kirby requested hard copies of the document. Commissioners Mill, Rubio and Parker requested a digital copy, preferably a flash drive as opposed to CD.									
<b><u>ADJOURNMENT</u></b> The meeting was adjourned at 11:30 a.m. to the meeting of March 19, 2020 at 9:00 a.m. in the Art Pick Council Chamber.									

The above actions were taken by the City Planning Commission on March 5, 2020. There is now a 10-day appeal period that ends on March 16, 2020. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on March 16, 2020.

5. P20-0068 (AMD) – City Council public hearing required for final approval.
6. P18-0189 (CUP, P18-0190 (CUP) and P18-0191 (DR) – Final at Planning Commission